



Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

October 6, 2021

The meeting was called to order at 7:02 p.m.

Location: Virtual meeting via Zoom

1. ROLL CALL:

Commissioners Present: Barnali Ghosh, Robb Kapla, Elisa Mikiten, Chip Moore, Christina Oatfield, Alfred Twu, Jeff Vincent (arrived 7:40), and Brad Wiblin.

Commissioners Absent: Savlan Hauser.

Staff Present: Secretary Alene Pearson, Katrina Lapira, Samantha Updegrave, and Eleanor Holander.

2. **ORDER OF AGENDA:** No changes.

3. **PUBLIC COMMENT PERIOD:** 0

4. PLANNING STAFF REPORT:

- City Council
 - September 14 – BZO presentation and deliberation
 - September 28 – BZO first reading adopted
 - Takes effect December 1, 2021
 - October 12 – Accessory Dwelling Units Ordinance and second reading of the BZO
- Objective Standards – ZORP Phase II
 - Proposing December 15 subcommittee meeting

Information Items:

- September 28 – City Council: Item 32 Baseline Zoning Ordinance (BZO) Zoning Ordinance Revision Project – BZO Document ([Link](#))

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Communications:

- BART Communications

Late Communications: *See agenda for links.*

- Supplemental Packet One
- Supplemental Packet Two

- Supplemental Packet Three

5. CHAIR REPORT:

- None

6. COMMITTEE REPORT: Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported at the meeting.

- None.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Wiblin/Moore) to approve the Planning Commission Meeting Minutes from

Ayes: Kapla, Mikiten, Moore, Oatfield, Twu, and Wiblin. Noes: None. Abstain: Ghosh. Absent: Hauser and Vincent. (6-0-1-2)

8. FUTURE AGENDA ITEMS AND OTHER PLANNING:

- Planning Commission
 - October 20
 - Bayer Development Agreement (Public Hearing)
 - November 3
 - BART Development Zoning Standards and EIR (Public Hearing)
 - Tentative Tract Map (Public Hearing)
 - 2022 Planning Commission Meetings Calendar
 - November 17
 - Housing Element EIR Scoping Meeting
 - Citywide Affordable Housing Requirements (Public Hearing)
 - December 1 – Several items
 - December 15 ZORP Subcommittee meeting (HOLD)

AGENDA ITEMS

9. Public Hearing: Business Support Zoning Amendment Referrals – Research and Development (R&D) Definition

Staff provided background information on the referral and shared the proposed R&D definition. After staff's presentation, the Planning Commission held a public hearing, received comments, discussed the proposed amendments, and made a recommendation for the consideration of City Council.

Motion/Second/Carried (Kapla/Vincent) to recommend that the City Council adopt the following land use definition for Research and Development.

Research and Development

An establishment engaged in the following activities:

- *Industrial, biological, or scientific research; and*
- *product or process:*
 - *design, or*
 - *development, or*
 - *prototyping, or*
 - *testing.*

This may include labs, offices, warehousing, and light manufacturing functions as part of the overall Research and Development use.

Ayes: Ghosh, Kapla, Mikiten, Moore, Twu, Vincent, and Wiblin. Noes: Oatfield. Abstain: None. Absent: Hauser. (7-1-0-1)

Motion/Second/Carried (Vincent/Wiblin) close the public hearing on the Business Support Zoning Amendment Referrals – Research and Development (R&D) Definition at 9:11pm

Ayes: Ghosh, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Hauser. (8-0-0-1)

Public Comments: 2

10. Action: Gentrification and Displacement Referral

Planning Commission re-established a subcommittee to address the Gentrification and Displacement referral.

Motion/Second/Carried (Kapla/Vincent) to appoint Commissioners Moore, Hauser, and Kapla (alternate) to the Gentrification and Displacement subcommittee.

Ayes: Ghosh, Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Hauser. (8-0-0-1)

Public Comments: 5

Motion/Second/Carried (Vincent/Mikiten) to adjourn the Planning Commission meeting at 9:27pm.

Ayes: Ghosh, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Hauser. (8-0-0-1)

Members in the public in attendance: 27

Public Speakers: 7

Length of the meeting: 2hr 25minutes



Alene Pearson